

SAN DIEGO - TIJUANA AIRPORT CROSS BORDER FACILITY PROJECT
PTS NO. 597523, TENTATIVE MAP NO. 2296562,
RIGHT OF WAY VACATION NO. 2296572
SAN DIEGO, CA



TIJ AIRPORT

SITE PLAN

DEVELOPMENT SUMMARY

SUMMARY OF REQUEST: THIS POP AMENDMENT, TENTATIVE MAP, AND RIGHT OF WAY VACATION PROPOSES TO VACATE THE EXISTING PUBLIC RIGHT OF WAY FOR OTAY PACIFIC DRIVE, OTAY PACIFIC PLACE, AND LAS CALIFORNIAS ROAD. ADDITIONALLY, IT PROPOSES TO PRIVATE THE EXISTING DOMESTIC WATER, RECLAIMED WATER, AND SEWER UTILITIES ON-SITE AND TO PROVIDE PUBLIC DRAINAGE EASEMENTS FOR THE EXISTING STORM DRAIN LOCATED WITHIN THE RIGHT OF WAY TO BE VACATED. A SIMILAR EASEMENT WILL BE DEDICATED FOR EXISTING SHOKE FACILITIES WITHIN THE RIGHT OF WAY. LASTLY, A RECREATION ACCESS EASEMENT AND ADJACENCY WILL BE ENTERED INTO FOR THE VEHICULAR AND PEDESTRIAN ACCESS TO THE PUBLIC RIGHT OF WAY ON SIEMPRE VIVA ROAD TO ADDRESS NOT HAVING LOTS WITH IMMEDIATE PUBLIC FRONTAGE. THIS EASEMENT WILL BE LOCATED WITHIN THE PROPOSED LOTTERED LOT "A". RESERVATION OF STORM DRAIN EASEMENT IN FAVOR OF THE CITY OF SAN DIEGO SHOWN ON SHEET 5 WILL BE PROCESSED ON THE FINAL MAP.

DEVELOPMENT OF ALL LOTS WITHIN THE PROJECT SITE WOULD BE SUBJECT TO THE USE AND DEVELOPMENT REGULATIONS OF THE R-1 ZONE, EXCEPT THAT BUSINESS AND PROFESSIONAL OFFICE USES MAY ALSO BE PERMITTED. GAS STATION USES WOULD ALSO BE ALLOWED IN ACCORDANCE WITH THE R-1 ZONE REGULATIONS. THE COMMERCIAL LOTS WOULD BE SUBJECT TO THE RETAIL SALES AND COMMERCIAL SERVICES USES OF THE CV-1 ZONE AND THE DEVELOPMENT REGULATIONS OF THE CV-1 ZONE. ALL OF THESE REQUIREMENTS WOULD BE GOVERNED BY CONDITIONS IN THE POP, INCLUDING DESIGN GUIDELINES BASED ON THE URBAN DESIGN ELEMENT OF THE GENERAL PLAN (CITY OF SAN DIEGO 2008). ALL FUTURE SUBMITTALS MADE BY THE APPLICANT UNDER THE POP WOULD BE SUBJECT TO A LEVEL TWO SUBSTANTIAL CONFORMANCE REVIEW (SCR).

LAND USE SUMMARY

LAND USE	LOT NO.	AREA
RETAIL CAR FACILITY	15 THRU 17	3.0 A.C.
SERVICE STATION	18	1.20 A.C.

DEVIATION TABLE

REGULATION	REGULATION REQUIREMENT	DEVIATION REQUEST/ PROPOSED REGULATION	LOTS REQUESTING/ DEVIATION
LOT DESIGN REQUIREMENTS	ALL LOTS FRONT PUBLIC STREET	DEVIATION-LOTS FRONT PRIVATE STREET	1-30
TABLE 131-05C	REGULATION REQUIREMENT	DEVIATION REQUEST/ PROPOSED REGULATION	LOTS REQUESTING/ DEVIATION
*FRONTAGE	100'	0'	2-17 AND 20-29
*MIN. REAR YARD SETBACK	25'	0'	8

*PER PLS 169553, PURSUANT TO TENTATIVE MAP (TM) NO. 609579, PLANNED DEVELOPMENT PERMIT (PDP) NO. 609601, AND SITE DEVELOPMENT PERMIT (SDP) NO. 609725.

LEGAL DESCRIPTION

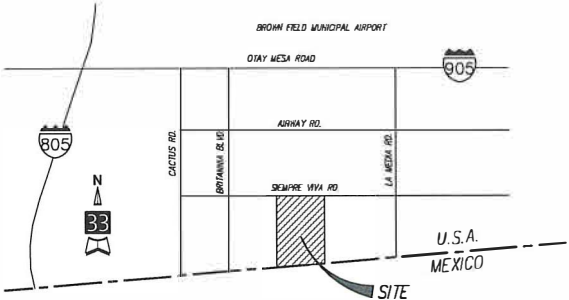
LOTS 1 THRU 30 OF SAN DIEGO-TIJUANA AIRPORT CROSS BORDER FACILITY ACCORDING TO MAP THEREOF NO. 15940, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 20, 2013.

ASSESSOR'S PARCEL NUMBERS

667-000-31 THRU 60

PROJECT INFORMATION

- TOTAL NUMBER OF LOTS = 30 (EXISTING), 31 (PROPOSED)
PROPOSED PRIVATE STREETS LOT "A" FOR PRIVATE ROADWAY
- TOTAL AREA WITHIN PROJECT IS 63.83 ACRES GROSS.
- EXISTING ZONING IS: UBF-1-1
- GAS AND ELECTRIC: SAN DIEGO GAS & ELECTRIC
- TELEPHONE: SBC
- CABLE TELEVISION: COX COMMUNICATION
- SEWER AND WATER: CITY OF SAN DIEGO & OTAY WATER DISTRICT
- DRAINAGE SYSTEM: AS REQUIRED BY CITY ENGINEER
- FIRE: CITY OF SAN DIEGO
- SCHOOL DISTRICT: SAN DIEGO, SWEETWATER UNION
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND
- CONTOUR INTERVAL: 2'
DATA: NHD 25 FEET
SOURCE: DMC NO. 13340-0 & 13339-0
DATE: 1-30-06 & 1-31-06
- LOT DIMENSIONS AND SETBACK DIMENSIONS SHOWN HEREON ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION IN FINAL DESIGN.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE SUBOWNER SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.



VICINITY MAP
NO SCALE

BENCHMARK

1" IP WITH CITY ENGINEER DISC LOCATED AT THE SOUTHWEST CORNER INTERSECTION OF AIRWAY ROAD AND BRITANNIA BOULEVARD ELEVATION = 496.428 DATUM: NAD 83

COORDINATES

CCS83 1780-6357; LAMBERT 140-1777

FLOOD ZONE NOTE

100 YEAR FLOOD ZONE "X" LIMITS AND BASE FLOOD ELEVATIONS SHOWN ARE PER FEMA FIRM PANEL NO. 060285 - 2190F DATED, JUNE 1997

ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT NOTE

AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT IS REQUIRED FOR ALL PROPOSED PRIVATE STRUCTURES AND PRIVATE SURFACE IMPROVEMENTS ENCROACHING IN A CITY OF SAN DIEGO EASEMENT.

MAPPING NOTE

A FINAL MAP WILL BE FILED AT THE COUNTY RECORDERS OFFICE PRIOR TO THE EXPIRATION OF THE TENTATIVE MAP. A DETAILED PROCEDURE OF SURVEY WILL BE SHOWN ON THE FINAL MAP AND ALL LOT CORNERS WILL BE SET ON THE FINAL MAP.

SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 KEY MAP & STREET SECTIONS
- C3.0 EXISTING CONDITIONS
- C4.0 SITE CIRCULATION & UTILITY PLAN
- C5.0 TENTATIVE MAP

REFERENCE DRAWINGS

FOR EXISTING GRADING AND IMPROVEMENTS SEE CITY OF SAN DIEGO DMC NO. 36523-0, 36524-0, 33339-0, 33340-0, 40257-0 & MAP 15940
FOR PROPOSED ROAD STRIPING SEE APPROVED CITY OF SAN DIEGO DMC NO. 36523-0

OWNER

OTAY-TIJUANA VENTURE, LLC
2745 OTAY PACIFIC DRIVE
SAN DIEGO, CA 92154
RANAL REINDEL, P.A. CEO
619-751-5420

APPLICANT

TM STORY
6359 LAURELROCK ROAD
SAN DIEGO, CA 92120
858-229-5442

APPLICANT

DATE

PREPARED IN THE OFFICE OF:
latitude33
PLANNING & ENGINEERING
8880 Hight Street, 4th Floor, San Diego, CA 92131
(619) 751-0000

PREPARED BY:

NAME: LATITUDE 33 PLANNING

AND ENGINEERING

ADDRESS: 8068 HIGHT ST.

2ND FLOOR

SAN DIEGO, CA 92131

PHONE: 619-751-0000

FAX: 619-751-0034

PROJECT ADDRESS:

2745 OTAY PACIFIC DRIVE

SAN DIEGO, CA 92154

PROJECT NAME:

SAN DIEGO - TIJUANA AIRPORT

CROSS BORDER FACILITY PROJECT

AMENDMENT TO POP NO. 609601

SITE DEVELOPMENT PERMIT NO. 616755

RIGHT OF WAY VACATION

SAN DIEGO, CA

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

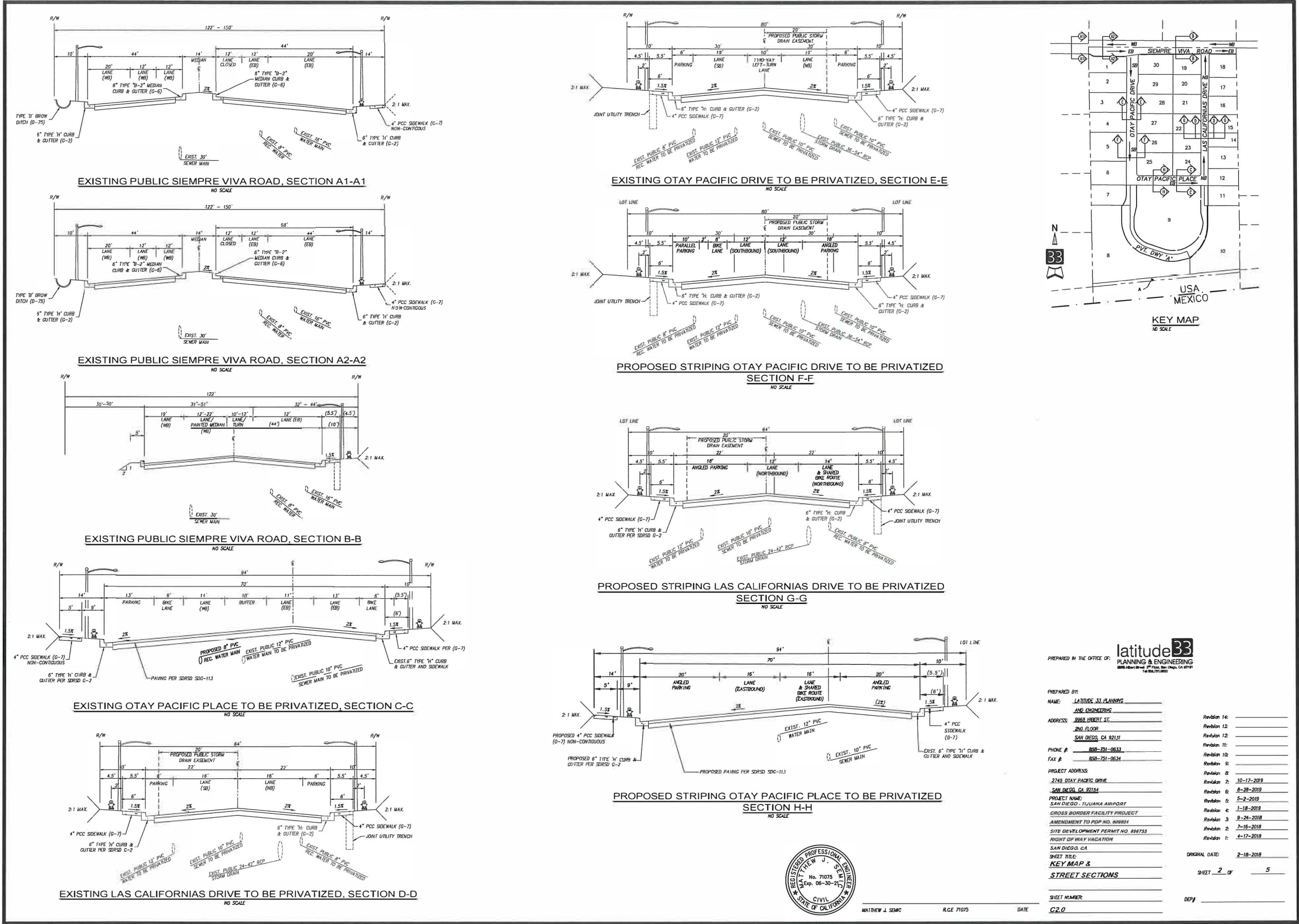
C1.0

- Revision 14: _____
- Revision 13: _____
- Revision 12: _____
- Revision 11: _____
- Revision 10: _____
- Revision 9: _____
- Revision 8: _____
- Revision 7: 10-17-2019
- Revision 6: 8-28-2019
- Revision 5: 5-2-2019
- Revision 4: 1-18-2019
- Revision 3: 5-24-2018
- Revision 2: 7-16-2018
- Revision 1: 4-17-2018

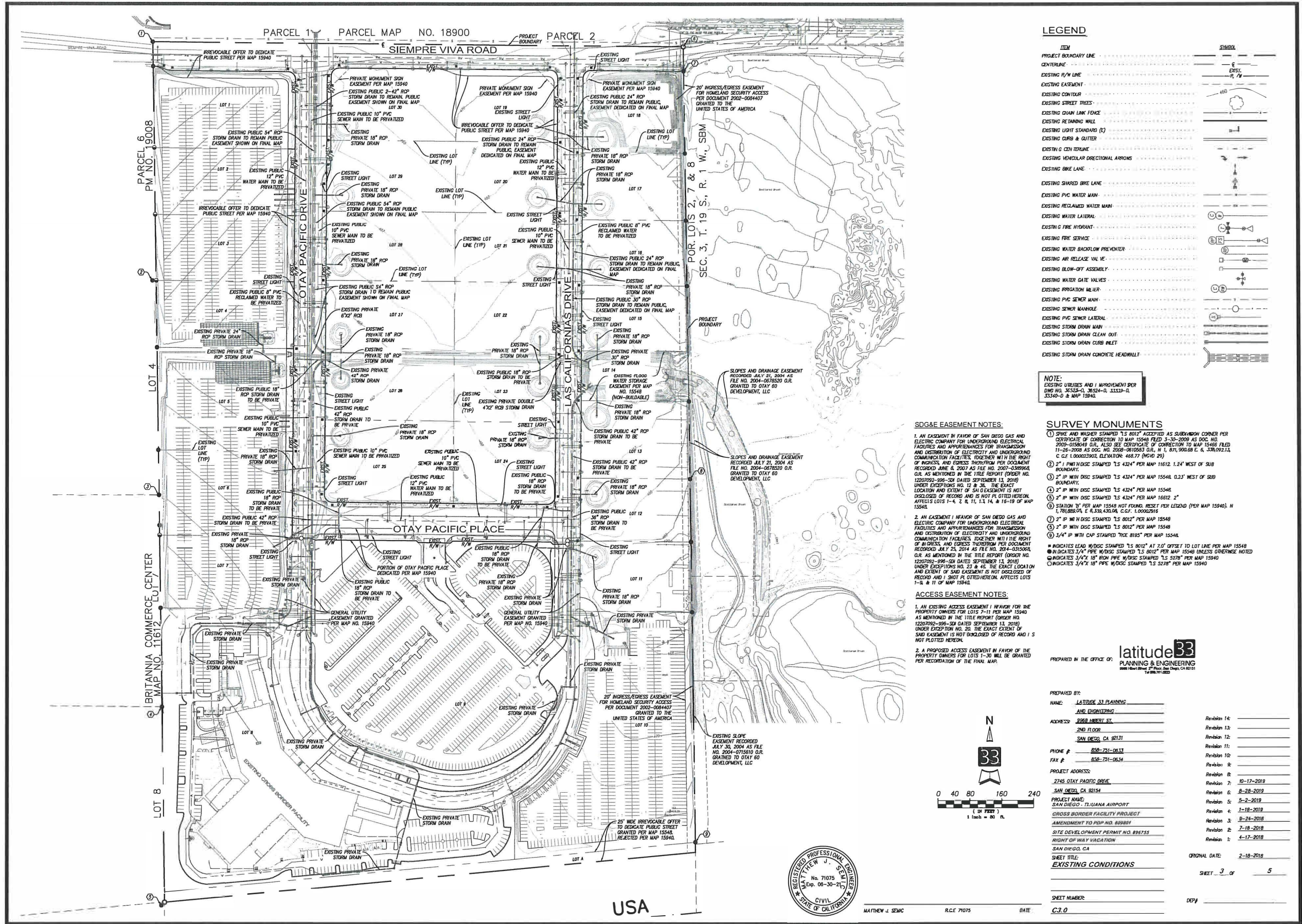
ORIGINAL DATE: 2-18-2018

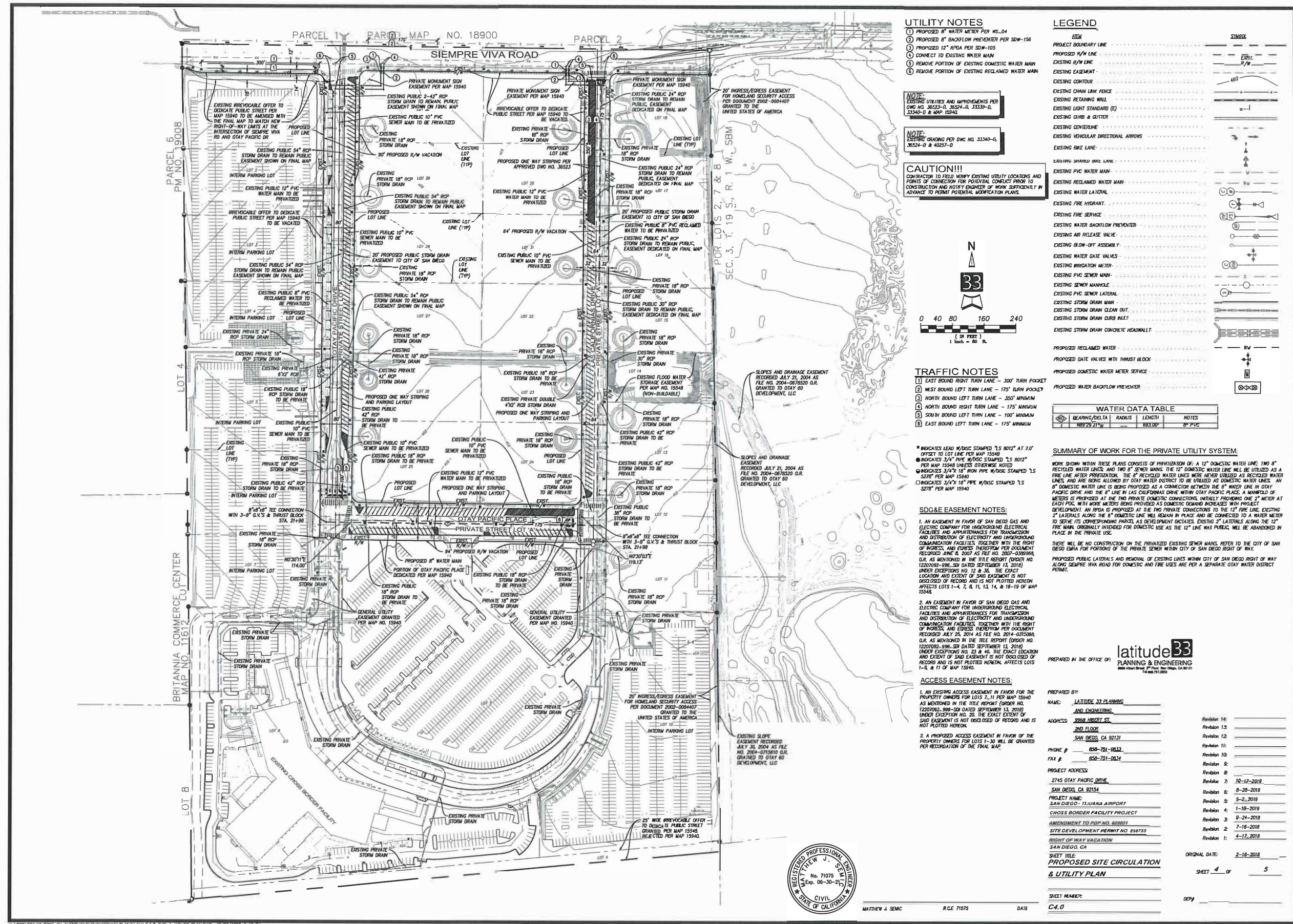
SHEET 1 OF 5

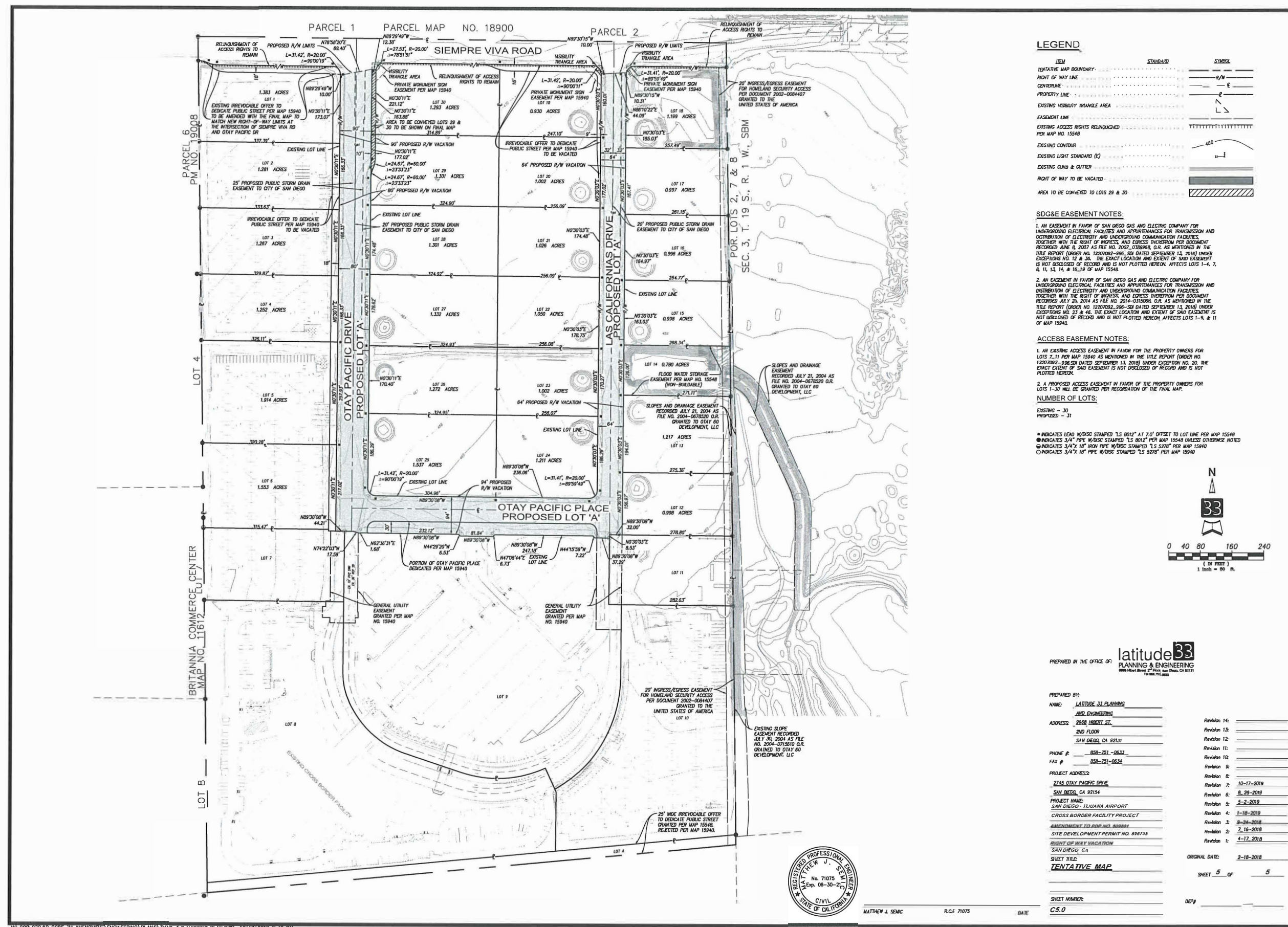
DEP# _____



ATTACHMENT 13







PLANNING COMMISSION RESOLUTION NO. 4965-PC

TIJUANA CROSS BORDER AMENDMENT INITIATION TO REMOVE STREETS FROM THE
CLASSIFIED STREETS NETWORK OF THE OTAY MESA COMMUNITY PLAN

WHEREAS, on October 25, 2019, the Planning Commission of the City of San Diego held a public hearing to consider a request to initiate a Community Plan Amendment (CPA) to the Otay Mesa Community Plan to remove the following streets from the Mobility Element's classified streets network: Otay Pacific Drive, Otay Pacific Place, and Las Californias Drive; and

WHEREAS, the CPA constitutes an amendment to the General Plan as the Otay Mesa Community Plan is a component of the General Plan; and

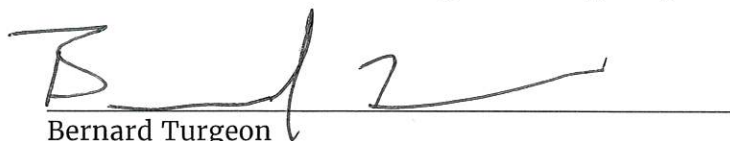
WHEREAS, the General Plan requires either Planning Commission or City Council initiation before a privately-proposed CPA process can proceed if compliant with the three initiation criteria found in Policy LU-D.10 of the General Plan's Land Use Element; and

WHEREAS, the Planning Commission of the City of San Diego considered Report No. PC-18-055 as well as all maps, exhibits, evidence and testimony; NOW, THEREFORE,

BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby approves staff's recommendation to initiate the CPA process to remove Otay Pacific Drive, Otay Pacific Place, and Las Californias Drive from the Otay Mesa Community Plan Mobility Element's classified streets network; and

BE IT FURTHER RESOLVED that the Planning Commission directs staff to consider the following issues as identified in Report No. PC-18-055:

- Ability to make required Municipal Code street vacation findings that:
 - (a) There is no present or prospective public use for the public right-of-way;
 - (b) The public will benefit from the action through improved use of the land made available by the vacation;
 - (c) The vacation does not adversely affect any applicable land use plan; and
 - (d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation;
- Configuration of the roadway as a private facility, including travel direction, capacity, pedestrian access and on-street parking;
- Alternatives to meeting lot frontage requirements and provide access to abutting lots.



Bernard Turgeon
Senior Planner
Planning Department

Approved on October 25, 2018

Vote: 6-0-0

Reference: PTS No. 601884

cc: Legislative Recorder, Development Services Department